



Map data ©2018 Google

MLS#:	201818814	Status:	.	List Price:	\$189,900
Address:	3412 STATE ROUTE 43		12018	Map:	112eq113
Cty/Tn(Taxing):	Sand Lake	Village:		Total BR:	3
City/Town (Mail Address)	Averill Park			Total Rm:	6
County:	Rensselaer	Locale:		Total Bth:	2.0
School District:	Averill Park	Projected School:		Style:	Ranch
				Model:	

ROOM	B	1	2	3	FRP	Basement:	Full, Rec Room	Roof:	Asphalt Shingle
Living Room:		1			Fire Place	Attic:	Hatch	Exterior:	Cedar
Dining Room:	LSD	1				Laundry:	Area, Basement	Off St Parking:	Age: 62
Kitchen:		1				Garage:	2 Attached	Condition:	Excellent
Family Room:						Amenities:	Wood Floors	Age Desc:	Estimated
Bedroom:		3						Handicap:	No
office		1				Interior Features:	Cable Hook-Up, Garage Door Opener, Paddle Fan	Fireplaces:	1
								Woodstoves:	
Full Bath:		0	2	0	0	Exterior Features:	Pool/In Ground	Acres:	1.170
Partial Bath:		0	0	0	0			Survey:	
Kitchen Type:	Eat In					Appliances:	Range w /Oven, Refrigerator, Dishwasher, Washer & Dryer	Above Gr SqFt:	1882
						Access. Features:		Desc:	Estimated
						Lot:		Below GR SqFt:	
						Description:	Treed/Wooded, Privacy, Sloped		
Remarks:	PRICED 4 IMMEDIATE SALE! Relocating owner must sell this tidy 3 BR, 2 BA ranch on private country lot. This well-maintained home features hardwood floors throughout, FP, large master suite w/ newer bath and home-office/exercise room, 2 car garage and public sewer. Pool needs work and is being sold in "as is" condition.								
Directions:	From Alb., take I-90 E to exit 8 to NY 43 E, go approx. 7 miles, house is on left just before Wilkins Drive.								

UTILITIES

Heat System:	Hot Water, Baseboard	Sewer:	Public
Heat Fuel:	Oil		
Fuel Costs:			
Cooling	None		
Water:	Drilled Well		

ANNUAL TAXES

General:	\$ 1,993 A
School:	\$ 2,841 A
Village:	\$
Total:	\$ 4,834 A
Spec Assess:	\$

OFFERING TERMS

HOA:	No	Assum Mtg:	
HOA Fee:	\$	Balance:	\$
HOA Period:		Rate:	
HOA Incl:			

Unbranded Virtual Tour:

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